

January 21, 2010

AGENDA

- No. 1** V-036-09-10 641-645 Park Avenue
Applicant: Robert Ament
Zoning District: C-2 Community Center District
Quadrant: Southeast
Application Type: Area Variance
Section of Code: 120-173
Purpose: To waive the off-street parking requirement associated with the change in use of a portion of the first floor from two stores to a gallery with a sit down café. **At the meeting held on December 17, 2009, three (3) Board members voted to approve and two (2) members voted to deny the application. The decision was denied due to the applicant's failure to obtain the concurring vote of four (4) members to approve the application.**
SEQR: Unlisted Action/Board issued a Negative Declaration at its 12/17/09 hearing.
- No. 2** V-038-09-10 300 Monroe Avenue
Applicant: Sam Belhseine
Zoning District: C-2 Community Center District
Quadrant: Southeast
Application Type: Area Variance
Section of Code: 120-177; 120-202
Purpose: To install signs for the existing Dunkin Donuts Restaurant; not meeting certain sign requirements. **Decision was adjourned from the December 17, 2009 hearing to enable the applicant to provide additional information on the proposed signage.**
SEQR: Type II Action
- No. 3** V-039-09-10 490 N. Goodman Street
Applicant: Rajaey Kased
Zoning District: C-2 Community Center District
Quadrant: Northeast
Application Type: Area Variance
Section of Code: 120-173
Purpose: To waive the off-street parking requirement associated with the change in use of the first floor from a store to a place of worship.
SEQR: Unlisted Action
- No. 4** V-040-09-10 84 Richmond Street
Applicant: Michael J. Lebowitz
Zoning District: R-2 Medium Density Residential District
Quadrant: Northeast
Application Type: Use Variance
Section of Code: 120-166
Purpose: To change use from a single family to a two family dwelling, not meeting dwelling unit conversion standards.
SEQR: TYPE II Action

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No. 5	V-041-09-10	1144 Joseph Avenue
	Applicant:	Tomothy J. Foward
	Zoning District:	R-1 Low Density Residential District
	Quadrant:	Northeast
	Application Type:	Area Variance
	Section of Code:	120-199
	Purpose:	To expand the proposed nonconforming grocery store by extending the hours of operation from the approved closing time of 8:00 p.m. to the proposed closing time of 2:00 a.m.
	SEQR:	Unlisted Action
No. 6	V-042-09-10	100 Fernwood Avenue
	Applicant:	Lisa Goodberry
	Zoning District:	M-1 Industrial District
	Quadrant:	Northeast
	Application Type:	Area Variance
	Section of Code:	120-158C (1)
	Purpose:	To demolish existing designated buildings of historic value, not meeting certain city wide design standards.
	SEQR:	Unlisted Action
	Lead Agency:	Zoning Board of Appeals

